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ReportAndhra Pradesh Capital Region Development  
Authority

Version Number: 1.101.113

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## [-] Collapse All

## [-] Proposal Information (Table 1)

## General Details

Region	RAJAHMUNDY REGION
Authority	ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
BA No.	1168/1919/B/PMLR/GGR/2022
Application Type	GeneralProposal
Project Type	Building Permission
Nature of Development	New
Location	GP under APCRDA
SubLocation	New Areas / Approved Layout Areas
NatureOfSite	Newly Developed/BuiltUp Area
Village Name	GANGURU
Mandal	PMLR
Name of Road	Bank Colony
Ward	GANGURU
Locality	GANGURU

## LTP Details

LTP Name	GOVADA SRIKANTH
License No.	12021(57)/30/2018
LTP Address	9-76-1, RAMANAGAR, TADIGADAPA, PENAMALURU, 521137

## Schedule of boundaries

Plot Use	Residential
Plot SubUse	Individual Residential Building
Land Use Zone	Residential use Zone
Main Abutting Road Width	6.4
If Plot is abutting to Highway	No
Survey No.	160/1A
Premises / Door No.	4-59
North	Existing building -
South	Vacant land -
East	PLOT NO - 26,27
West	ROAD WIDTH - 6.40

## Developer Details

Developer Name	
License No	

## [-] Owner/Applicant details

Name of owner/applicant	AFSARUNNISA W/O MOHAMMED. HAJI AHAMED
Address	19-29-1, WATER TANK ROAD, KCP SIDDHARTHA ADARSH PUB SCHOOL, VINAYAK NGR, VJA, KRISHNA

## [-] Plot Details (Table 2)

## [-] Area From Document (Table 2a)

No.	Form	Area(Sq. Mt.)
1	Plot area as per Document by Applicant	92.24
2	Area as per Drawing	92.24

Area Considered for Approval : 92.24

[-] Table 2b

<b>Proposal Detail</b>	
<b>Unit</b>	SquareMeters
<b>Development Detail</b>	
<b>Plot</b>	PLOT
<b>Plot Use</b>	Residential
<b>Plot SubUse</b>	Individual Residential Building
<b>Building Structure</b>	Non-Highrise Building
<b>Building Type</b>	NA
<b>Gross Plot Area (Minimum)</b>	<b>92.24</b>
<b>Deductions for NetPlot Area (from Gross Plot Area)</b>	8.62
<b>-Road Widening Area</b>	8.62
<b>Net Plot Area</b>	<b>83.62</b>
<b>Vacant Plot Area</b>	24.58

[-] Table 2c

<b>COVERAGE CHECK</b>	
<b>Permissible Coverage area ( - %)</b>	-
<b>Proposed Coverage Area ( 70.61 %)</b>	<b>59.05</b>
<b>Total Prop. Coverage Area ( 70.61 %)</b>	<b>59.05</b>
<b>Net BUA CHECK</b>	
<b>Residential Net BUA</b>	<b>177.15</b>
<b>Net BUA Area</b>	<b>177.14</b>
<b>Total Net BUA Area</b>	<b>177.14</b>
<b>BUA CHECK</b>	
<b>Proposed BuiltUp Area</b>	<b>177.15</b>
<b>Total BuiltUp Area</b>	<b>177.15</b>

[-] Plot Details

Name	Description	Unit	Reqd	Perm	Proposed	Status
<b>PLOT</b>	Plot Area	Sq.Mt.	-	-	83.62	OK
	Plot Width	Sq.Mt.	-	-	6.38	OK
	Plot Depth	Sq.Mt.	-	-	13.10	OK
	Access Width	Sq.Mt.	-	-	6.40	OK
	Plot Frontage	Sq.Mt.	-	-	6.28	OK
	Coverage Area	Sq.Mt.	-	-	59.05	OK
	Net BUA Area	Sq.Mt.	-	-	177.14	OK
	Consumed Net BUA	Sq.Mt.	-	-	2.12	OK

[-] Organized Open Sapce

Name	Description	Unit	Reqd	Perm	Proposed	Status
<b>Organized Open Sapce Checks</b>	Organized Open Space - Total Area	Sq.Mt.	-	-	-	OK
	Organized Open Space - Total No Of Public Open Space	No.	-	-	-	OK

<b>Organized Open Sapce</b>	Green Strip - Minimum Area	Sq.Mt.	-		3.80	OK
	Green Strip - Width	Mt.	1.00		1.00	OK
	Green Strip - Access	Mt.			ROAD WIDENING AREA	OK

## [-] Organized Open Space Allowance

No	Rule	Status
1	For all types of Non Highrise Buildings on Plots upto 300sq.mt, A strip of at least 1m greenery along the frontage of the site within the front setback shall be developed and maintained with greenery {As per Rule No.5, G.O.Ms.No.168}	OK

## [-] Main Road Width

Name	Description	Unit	Reqd	Perm	Proposed	Status
Main Road Width	Main Road Width	Sq.mt.	-	6.40	6.40	OK

## [-] Resv Road

Name	Description	Unit	Reqd	Perm	Proposed	Status
Resv Road	6.40 M EXISTING WIDE ROAD - ROAD WIDENING AREA - Width	Mt.	1.30	-	1.37	OK

## [-] PWork to Plot Mandatory setbacks

Name	Description	Unit	Reqd	Perm	Proposed	Status
MD-1 (AFSARUNNISA)	Front Mandatory setbacks...	Mt.	1.50	-	1.50	OK
	ROAD WIDENING AREA					
	Rear Mandatory setbacks	Mt.	0.50	-	0.50	OK
	Side1 Mandatory setbacks	Mt.	0.50	-	0.50	OK
	Side2 Mandatory setbacks	Mt.	0.50	-	0.50	OK

## [-] Building Height

Name	Description	Unit	Reqd	Perm	Proposed	Status
MD-1 (AFSARUNNISA)	MD (AFSARUNNISA) - 6.40 M EXISTING WIDE ROAD - Height	Mt.		10.00	9.50	OK
	MD (AFSARUNNISA) - 6.40 M EXISTING WIDE ROAD - Height (From GL)	Mt.			9.50	OK

## [-] Floor Height

Name	Description	Unit	Reqd	Perm	Proposed	Status

<b>MD (AFSARUNNISA)</b>	Second Floor - Height	Mt.	2.75	4.80	3.00	OK	
	First Floor - Height	Mt.	2.75	4.80	3.00	OK	
	Ground Floor - Height	Mt.	2.75	4.80	3.00	OK	
	Plinth - Height	Mt.	0.45	-	0.50	OK	
[-] Floors Number							
	<b>Name</b>	<b>Description</b>	<b>Unit</b>	<b>Reqd</b>	<b>Perm</b>	<b>Proposed</b>	<b>Status</b>
<b>MD (AFSARUNNISA)</b>	No. of Floors	No.		G + 2	G + 2	OK	
	No. of Dwelling Units	No.		4	3	OK	
[-] Balcony Details							
	<b>Name</b>	<b>Description</b>	<b>Unit</b>	<b>Reqd</b>	<b>Perm</b>	<b>Proposed</b>	<b>Status</b>
<b>MD (AFSARUNNISA)</b>	GROUND FLOOR PLAN - SERVICE VERANDAH - Width	Mt.		-	1.82	OK	
	FIRST FLOOR PLAN - BALCONY - Width	Mt.		-	1.82	OK	
	SECOND FLOOR PLAN - BALCONY - Width	Mt.		-	1.82	OK	
[-] Stair Count Details							
	<b>Name</b>	<b>Description</b>	<b>Unit</b>	<b>Reqd</b>	<b>Perm</b>	<b>Proposed</b>	<b>Status</b>
<b>MD (AFSARUNNISA)</b>	GROUND FLOOR PLAN - Number Of Common Stair(s)	No.	1		1	OK	
	GROUND FLOOR PLAN - Number Of Fire Stair(s)	No.	-		-	OK	
	FIRST FLOOR PLAN - Number Of Common Stair(s)	No.	1		1	OK	
	FIRST FLOOR PLAN - Number Of Fire Stair(s)	No.	-		-	OK	
	SECOND FLOOR PLAN - Number Of Common Stair(s)	No.	1		1	OK	
	SECOND FLOOR PLAN - Number Of Fire Stair(s)	No.	-		-	OK	
[-] Stair Details							

Name	Description	Unit	Reqd	Perm	Proposed	Status
MD (AFSARUNNISA)	GROUND FLOOR PLAN - STAIRCASE - Flight Width	Mt.	1.00		1.00	OK
	GROUND FLOOR PLAN - STAIRCASE - Int. Landing Width	Mt.	1.00		1.00	OK
	GROUND FLOOR PLAN - STAIRCASE - Cabin Ht.	Mt.	-		-	OK
	FIRST FLOOR PLAN - STAIRCASE - Flight Width	Mt.	1.00		1.00	OK
	FIRST FLOOR PLAN - STAIRCASE - Int. Landing Width	Mt.	1.00		1.00	OK
	FIRST FLOOR PLAN - STAIRCASE - Cabin Ht.	Mt.	-		-	OK
	SECOND FLOOR PLAN - STAIRCASE - Flight Width	Mt.	1.00		1.00	OK
	SECOND FLOOR PLAN - STAIRCASE - Int. Landing Width	Mt.	1.00		1.00	OK
	SECOND FLOOR PLAN - STAIRCASE - Cabin Ht.	Mt.	-		-	OK
[-] Room Details						
All Rooms are as per Rule in Room Checking						

## General Conditions

No.	General Conditions
1	LTP is responsible for any misrepresentation in above aspects.
2	The norms of the staircase, travel distance, width of exit shall be maintained as per NBC.

**NOTE :** This report is generated based on the inputs or drawing provided by the Applicant. The approval is subjected to further verification by concerned scrutiny officer.  
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

## [-] Rules

Topic	Rule
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<b>Plot Level</b>	
<b>Plot Area</b>	No rule defined ;
<b>Plot Width</b>	No rule defined ;
<b>Plot Depth</b>	No rule defined ;
<b>Access Width</b>	In case of Sites in Category-B, if a Site is abutting to a road which is less than 9m in width, Individual Residential Building may be permitted with a maximum height of 12m, after leaving 4.5m from the Centre Line of such road for widening and the same shall be handed over to the Local Body {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017) Rule No.52, Chapter VII}
<b>Plot Frontage</b>	No rule defined ;
<b>Coverage Area</b>	Permissible Built Up (Ground Coverage) checking not required.
<b>Net BUA Area</b>	Permissible FAR (Floor Space Index) checking not required.
<b>Consumed Net BUA</b>	Permissible FAR (Floor Space Index) checking not required.
<b>Organized Open Space Area</b>	For any Residential, Institutional or Industrial proposal upto 750 sq.mt., No organized open space shall be required {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Organized Open Space</b>	For any Residential, Institutional or Industrial proposal, a strip of at least 1m greenery along the frontage of the site within the front setback shall be developed and maintained with greenery {As per Rule No.5, G.O.Ms.No.168}
<b>Resv Road</b>	In case of Sites in Category-A, if a Site is abutting to a road which is less than 9m in width, a building may be permitted with a maximum height of 10m in such site, after leaving 4.5m from the Centre Line of such road for widening and the same shall be handed over to the Local Body and shall leave the prescribed setback as per Table-17 after the said road widening portion.
<b>Margin Rule</b>	For All Types Of Non-High Rise Buildings with Plot Area 50.0-100.0 sq.mt., Building height 7.0-10.0 mt. and Road Width upto 12.0 mt., Mini. Open space in Front shall be 1.5 mt., In Side1 - 0.5 mt., In Side2 - 0.5 mt. and in Rear - 0.5 mt. shall be provided. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Building Level</b>	
<b>Building Height</b>	For Buildings below 18m in height on Plot having area 50-100 sq.mt., Permissible height shall be 10.0 mt. (Including Stilt or Parking Floor). And Building length shall not exceed 150 mt. {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017) Rule No. 57, Table 17}
<b>Floor Height</b>	(1) For Residential Building, the height of any Normal floor shall not be less than 2.75 mt and not more than 4.8 mt. {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)} (2) The height of the plinth shall be not less than 450 mm from the surrounding ground level. {As per NBC 2016-VOL-1- Part 3, Rule No. 12.1}
<b>Floor Number</b>	Maximum G+2 floors shall be allowed for Non-High Rise Building upto 10.0 mt. ht. for Plot area 50.0-100.0 sq.mt. {As per Rule 5, Table III, G.O.Ms.No.168} and As per Rule 57, Table 17, G.O.No.119. For any Non-Apartment Building, Max. 4 Dwelling unit shall be proposed
<b>Balcony</b>	Balcony shall be taken Free in FAR Area and shall be permitted to project in the minimum marginal open space from building line to the extent of 0.6mt. {As per Rule No. 27.2}
<b>StairCase Count</b>	Mini. 1 staircase shall be provided for any Bldg upto 18.00 mt. Ht. having dwelling unit upto 6 on each floor
<b>StairCase</b>	For Individual Dwelling, Width of the Stair case shall be mini. 1.0 mt. {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017) Rule No. 6.13}
<b>Building Level (Rooms)</b>	
<b>Bed Room</b>	Area for every Habitable Room having Dwelling unit upto 50 sq.mt. shall be Mini. 7.5 sq.mt. having side mini. 2.1 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Hall</b>	Area for every Habitable Room having Dwelling unit upto 50 sq.mt. shall be Mini. 7.5 sq.mt. having side mini. 2.1 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Kitchen</b>	Area for Kitchen having Dwelling unit upto 50 sq.mt. shall be Mini. 3.3 sq.mt. having side mini. 1.8 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Toilet</b>	Area for Toilet, Combined Bath-WC having Dwelling unit upto 50 sq.mt. shall be Mini. 1.8 sq.mt. having side mini. 1.0 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}